



Department of Land Use

Exploratory Plan Report

Application Number: 2021-0638-S
Name of Project: Copperleaf at Back Creek East and West
Type of Plan: Resubdivision Plan
Engineer: Landmark Science & Engineering

Project Review Team:

Planning	Brad Shockley
Engineering	John Gysling
Transportation	Owen Robatino
Open Space	Marco Boyce
Historic	Betsy Hatch

Purpose of Plan:

Eliminate the street connection to Fox Hunter Crossing and convert it to open space

Date of Review: November 4, 2021

Status of Review: Conditional Approval – Address the following comments with the construction plan submission:

Planning Comments:

1. Provide a pedestrian connection through the proposed open space to Fox Hunter Crossing;
2. Verify the acreage of open space within Notes No. 16 and 27;
3. Verify the acreage of streets within Notes No. 17 and 31;
4. Correct the private open space label on Sheet 15;
5. The second signature block within the certification of plan approval should reference the General Manager;
6. Submit a revised landscape plan;
7. Add the application number to the plan;
8. Provide certification of approval from DelDOT;
9. Provide certification of approval from the Office of the State Fire Marshal;
10. Please note that Table 40.31.390 of the NCCC outlines time limits for expiration of the plan.

Engineering:

Provide complete set of revised construction plans for stamping. Plan must be reapproved due to changes to ROW and Open Space so that all plans are consistent with the resubdivision plan.

Open Space:

All street trees shall be placed within the curb lawn areas located between edge of street pavement and sidewalks.

Transportation:

I understand DelDOT has an old agreement with the Fox Hunter Crossing neighborhood that says the proposed street connection will not be made. 1. Per UDC Appendix 1 Plan Requirement 7, edit the Purpose Note to indicate (a) pathway will be built to connect Copperleaf Drive with Ernest Drive, and (b) the Traffic Impact Study notes are being modified. 2. Per DelDOT's revised TIS review letter dated 8/27/2021 and UDC Section 40.21.160 and Plan Requirement 30, edit the General Data TIS notes as follows: a. Cite and date both the revised TIS review letter and the prior TIS review letter dated 12/21/2018. b. Clarify the Churchtown Road improvement note as needed, per the DelDOT Development Coordination Manual that is cited by the TIS review letters. The clarified note may call for twelve-foot wide lanes and eight-foot wide shoulders. c. Delete the note calling for a separate left turn lane on northbound Choptank Road at Ernest Drive. d. Add a note calling for consideration of pedestrian connectivity to Back Creek Country Club, with shared-use path or sidewalk. e. Add a note requiring shared-use path or accessway connecting to Fox Hunter Crossing via Ernest Drive. Show this facility on the maps.

Mapping:

1) Asking for CAD Data for Larger Plans: Please upload a zipped CAD file to NCCDE GIS Services using the CAD & GIS zip file uploads interface from the NCCDE GIS Apps homepage. Using the upload interface avoids email blocks and streamlines data sharing with all NCC employees requiring access to the CAD files." <https://apps-nccde.hub.arcgis.com> 2) Application Number: Reminder: Project Application Number is required to be printed on the final record plan 3) Address: All existing addresses should be shown on the plan. Use mailing label generator to identify existing addresses and share with developer for their markup. a) Please see Parcel Address Review Stage for address verification and assignment. b) If new internal roads are being added, but there are no names labeled on the plan. 4) Fire Hydrants and Fire Department Connections: Fire hydrants are required to be on the plan. If the Fire Marshall has you add, move or remove any fire hydrants, please show these changes on the plan (Per Section 40.31.114.C of the NCCC). 5) Plan Purpose: Identify on plan where the street connector is located. 6) Owner Name and Address: Certification of Ownership: Print signer's name in space provided. 7) Zoning: Zoning lines are missing from the plan. 8) Source of Title: N/A 9) Supersede Note: - Remove supersede note for 20170502-0021778 - 20210913-0105517: Update Date from "September 13, 2021" to "August 17, 2018" 10) Acreage: N/A 11) Lot Numbers: N/A 12) Subdivision Name: N/A 13) Water company: N/A 14) Hundred: N/A 15) Road Names and Road Numbers: N/A 15) Location Map: Please update "Fox Hunting Crossing" to "Choptank on the Hill" 16) Dimensions: N/A 17) Abutting parcels: -Remove Non Abutting parcels: 1301140097, 1301140096, 1301140095, and 1301100060. -Remove lot numbers/lot names and subdivision names -1301140098: owner name missing -1301100042: owner C/O is missing -1301600051 & 1301100041: Owner name is mislabeled and missing C/O -1301100041: Microfilm is incorrect 18) Boundary monuments: N/A

Historic:

1. The proposed application does not appear to impact any historic or cultural resources meeting the Criteria for
Designation pursuant Section 40.15.110 of the New Castle County Code. Historic Review Board review is not required
pursuant to Section 40.15.010.B of the New Castle County Code.